134.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,200 / 852,200
					USE VALUE:	852,200 / 852,200
					ASSESSED:	852,200 / 852,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STREIT LISA E/ETAL
Owner 2:	STREIT THOMAS F
Owner 3:	
Street 1:	23 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,218 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 2096 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9218.000	295,000		557,200	852,200
Total Card	0.212	295,000		557,200	852,200
Total Parcel	0.212	295,000		557,200	852,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.51 | /Parcel: 406.5

Legal Description

User Acct 86374

GIS Ref

GIS Ref

Insp Date 02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0006.0

!10459!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,000	0	9,218.	557,200	852,200	852,200	Year End Roll	12/18/2019
2019	101	FV	236,000	0	9,218.	522,400	758,400	758,400	Year End Roll	1/3/2019
2018	101	FV	221,800	0	9,218.	431,900	653,700	653,700	Year End Roll	12/20/2017
2017	101	FV	221,800	0	9,218.	397,000	618,800	618,800	Year End Roll	1/3/2017
2016	101	FV	221,800	0	9,218.	362,200	584,000	584,000	Year End	1/4/2016
2015	101	FV	208,000	0	9,218.	355,200	563,200	563,200	Year End Roll	12/11/2014
2014	101	FV	208,000	0	9,218.	330,200	538,200	538,200	Year End Roll	12/16/2013
2013	101	FV	205,300	0	9,218.	314,100	519,400	519,400		12/13/2012

PRINT

Date	Time
12/11/20	00:45:43

LAST REV

Date	Time
04/23/18	11:10:23
apro	
10459	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATRA GRETCHEN	26456-242		6/28/1996		247,000	No	No		Y

USER DEFINED

Prior Id # 1:	86374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2013	959	Solar Pa	24,231	C				
1/2/2013	7	Redo Kit	86,665	C				
6/18/1993	270		1,700					8X14 SHED

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
5/15/2013	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas/Inspect	345	PATRIOT
12/10/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
8/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9218		Sq. Ft.	Site		0	80.	0.76	9									557,232						557,200	

Total AC/HA: 0.21162 | Total SF/SM: 9218 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 557,232 | Spl Credit | Total: 557,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22377038
Const Adj.:	0.98990101
Adj $ / SQ:	127.198
Other Features:	88322
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362372
Depreciation:	67401
Depreciated Total:	294971

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

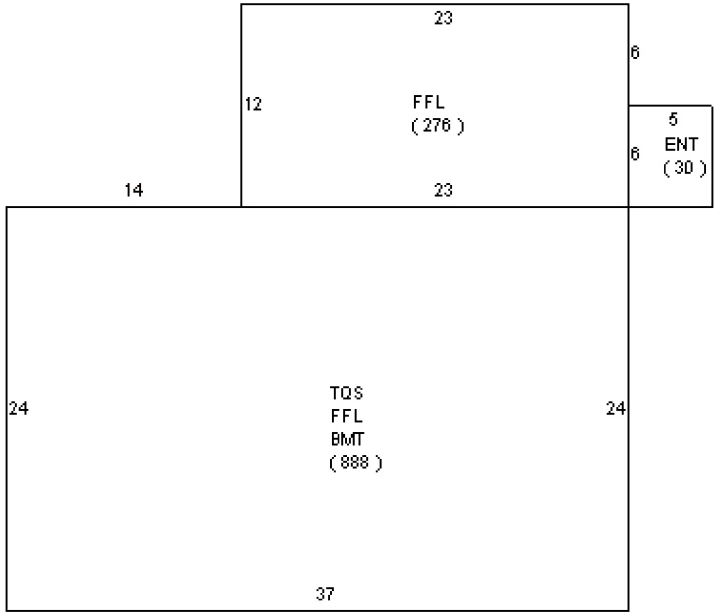
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.20
Special Features:	0	Val/Su Net:	107.35
Final Total:	295000	Val/Su SzAd	161.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	127.200	148,059
BMT	Basement	888	45.600	40,493
TQS	3/4 Story	666	127.200	84,714
ENT	ENTRY	30	26.130	784

Net Sketched Area:	2,748			Total:	274,050
Size Ad	1830	Gross Are	2970	FinArea	2096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc